

A. REPORT TO THE HEARING EXAMINER

HEARING DATE: May 9, 2017

Project Name: MeadowVue Preliminary Plat

Owner: Tri Minh Phan and Diep Nguyen, 13833 156th Ave SE, Renton, WA 98059

Applicant/Contact: Patrick Danner, DR Horton, 12910 Totem Lake Blvd NE, Suite 220, Kirkland, WA 98034

File Number: LUA17-000106, ECF, PP, MOD

Project Manager: Alex Morganroth, Associate Planner

Project Summary: The applicant is requesting Preliminary Plat approval, SEPA Environmental Review, and a street modification in order to subdivide a 4.54 acre property into 14 lots for the future construction of single-family residences. The project site is located in the Residential-4 (R-4) zoning designation. The proposed single-family residential lots range in size from 9,633 square feet to 11,313 square feet with a proposed net density of 3.73 dwellings per acre. One existing single-family dwelling will be removed, along with the associated accessory structures. Additional proposed improvements include a storm water tract in the southwest corner of the site along the 154th Ave SE frontage. The proposed lots will be served by a new public residential access street that will connect 154th Ave SE with 156th Ave SE. A Modification from the City's street standards (RMC 4-6-060) is requested to reduce the required ROW dedication from 15.5 feet to 5.5 feet. No critical areas have been mapped on the project site.

Project Location: 13833 156th Ave SE, Renton, WA 98059

Site Area: 197,762 SF (4.54 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1-19: Identified in the Environmental Review Report
- Exhibit 20: Hearing Examiner Staff Recommendation (dated May 2, 2017)
- Exhibit 21: Public Comment –Bettes (dated March 9, 2017)
- Exhibit 22: Public Comments – Christensen (dated March 14, 2017; March 17, 2017; April 24, 2017)
- Exhibit 23: Public Comment – Hanson (dated March 21, 2017)
- Exhibit 24: Public Comment – Donnelly (dated April 24, 2017)
- Exhibit 25: Environmental “SEPA” Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 26: Traffic Concurrency Test for the MeadowVue Plat: Bannwarth
- Exhibit 27: Affidavit of posting and mailing
- Exhibit 28: King County Water District No. 90 Water Availability Certificate
- Exhibit 29: Renton School District Correspondence

C. GENERAL INFORMATION:

1. **Owner(s) of Record:** Tri Minh Phan and Diep Nguyen, 13833 156th Ave SE, Renton, WA 98059
2. **Zoning Classification:** Residential – 4 du/ac (R-4)
3. **Comprehensive Plan Land Use Designation:** Residential Low Density (RLD)
4. **Existing Site Use:** A single family residence with associated out-buildings and pasture areas.
5. **Neighborhood Characteristics:**
 - a. **North:** *Residential Low Density (RLD) Comprehensive Plan Land Use Designation; Residential-4 DU/AC (R-4) zone*
 - b. **East:** *Residential Low Density (RLD) Comprehensive Plan Land Use Designation; Residential-4 DU/AC (R-4) zone*
 - c. **South:** *Residential Low Density (RLD) Comprehensive Plan Land Use Designation and King County R-6 zone*
 - d. **West:** *Residential Low Density (RLD) Comprehensive Plan Land Use Designation and King County R-6 zone*
6. **Site Area:** 4.54 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Trace Hill Annexation	A-13-006	5722	09/24/2014

E. PUBLIC SERVICES:**1. Existing Utilities**

- a. Water: Water service will be provided by King County Water District No. 90.
- b. Sewer: Sewer service will be provided by the City of Renton.
- c. Surface/Storm Water: There is an existing 12 inch diameter storm water main on 156th Ave SE. There is no existing stormwater infrastructure on 154th Ave SE.

2. Streets: 156th Ave SE is a minor arterial road and 154th Ave SE is a residential access road. Proposed Road A will be residential access road.**3. Fire Protection**: Renton Fire Authority**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:****1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110A: Residential Development Standards for Residential Zoning Designations
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations

3. Chapter 4 City-Wide Property Development Standards**4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

5. Chapter 7 Subdivision Regulations**6. Chapter 9 Permits – Specific**

- a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

7. Chapter 11 Definitions**8. CI-104, Recessed Garage and Primary Entry****9. CI-105, Roof Pitch Design****G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on February 23, 2017 and determined the application complete on March 9, 2017. The project complies with the 120-day review period.
2. The project site is located at 13833 156 Ave SE, Renton, WA 98059.
3. The project site is currently developed with a single family residence with associated out-buildings and pasture areas. The parcel also includes landscaped lawn areas surrounding the home and a concrete driveway.

4. Primary access to the site would be provided via a new residential access road (Road A) off 156th Ave SE, running east/west across the project site.
5. The property is located within the Residential Low Density (RLD) Comprehensive Plan land use designation.
6. The site is located within the Residential-4 Dwelling Units per Net Acre (R-4) zoning classification.
7. There are no critical areas mapped on the project site.
8. There are approximately 35 significant trees located on the project site. The applicant is proposing to retain a total of nine (9) trees.
9. Approximately 10,000 cubic yards of material would be cut on-site and approximately 12,000 cubic yards of fill is proposed to be brought into the site.
10. The applicant is proposing to begin construction in Fall of 2017.
11. Staff received four (4) public comments via email and five (5) requests to become a party of record (*Exhibit 21, 22, 23, 24*).
12. No agency comments were received.
13. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on April 14, 2017 the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the MeadowVue Preliminary Plat (*Exhibit 25*). The DNS-M included two (2) mitigation measures. A 14-day appeal period commenced on April 14, 2017 and ended on April 28, 2017. No appeals of the threshold determination have been filed.
14. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
 - a. The applicant shall provide an updated TIR utilizing the Level 3 Flow Control standards per the RSWDM for review and approval by the Plan Reviewer and Current Planning Project Manager at the time of Construction Permit application.
 - b. The applicant shall be responsible for paying their fair share of the cost of a new signal to be installed at the 156th Avenue SE/SE 142nd Place intersection. A fee in the amount of \$4,961.83 (13 new PM peak hour trips/1,310 total PM peak hour trips = .00992 x \$500,000 = \$4,961.83) shall be paid prior to the recording of the final plat.
15. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of the ERC report (*Exhibit 18*).
16. **Comprehensive Plan Compliance:** The site is designated Residential Low Density (RLD) on the City's Comprehensive Plan Map. The purpose of the RLD designation is to provide a transition to the rural area in lands constrained by sensitive areas and that are appropriate for larger-lot housing. The proposal is compliant with the following Comprehensive Plan Policies:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-H: Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and physical activity,

	builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> Development of new single-family neighborhoods on large tracts of land outside the City Center, and Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-P: Minimize adverse impacts to natural systems, and address impacts of past practice where feasible, through leadership, policy, regulation, and regional coordination.
✓	Policy L-33: Emphasize the use of open ponding and detention, vegetated swales, rain gardens, clean roof run-off, right-of-way landscape strips, open space, and stormwater management techniques that mimic natural systems, maximize water quality and infiltration where appropriate, and which will not endanger groundwater quality.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.

- 17. Zoning Development Standard Compliance:** The site is classified Residential-4 (R-4) on the City's Zoning Map. Development in the R-4 Zone is intended to promote urban single family residential neighborhoods serviceable by urban utilities and containing open space amenities, and serves as a transition between rural designation zones and higher density residential zones. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-4 Zone Develop Standards and Analysis
✓	<p>Density: The allowed density range in the R-4 zone is a maximum of 4.0 dwelling units per net acre with no minimum density requirements. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p>Staff Comment: After factoring in all density deductions (public streets, private access easements, critical areas), the site has a <u>net</u> square footage of 163,579 square feet or 3.75 net acres. Specifically, the applicant is proposing 33,827 square feet of road for public right-of-way dedications (197,406 sf – 33,827 sf = 163,579 sf). The 14-lot proposal would have a net density of 3.75 dwelling units per acre (14 lots / 3.75 acres = 3.73 du/ac), which falls within the permitted density range for the R-4 zone.</p>
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zone is 9,000 sq. ft. A minimum lot width of 70 feet is required (80 feet for corner lots) and a minimum lot depth of 80 feet is required.</p>

	The following table identifies the proposed approximate dimensions for Lots 1-14:			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1 (Corner)	11,810	84	142
	Lot 2	9,916	70	142
	Lot 3	9,912	70	142
	Lot 4	9,908	70	142
	Lot 5	9,905	70	142
	Lot 6	9,901	70	142
	Lot 7	9,897	70	142
	Lot 8 (Corner)	11,645	84	142
	Lot 9 (Corner)	10,755	84	138
	Lot 10	9,633	70	138
	Lot 11	9,636	70	138
	Lot 12	9,639	70	138
	Lot 13	9,642	70	138
	Lot 14	9,645	70	138
	Storm Tract	21,737	134	112
	<i>Staff Comment: As demonstrated in the lot dimensions table, all lots meet the requirements for minimum lot size, width and depth.</i>			
Compliant if condition of approval is met	<p>Setbacks: The required setbacks in the R-4 zone are as follows: front yard is 30 feet, side yard is combined 20 feet with not less than 7.5 feet on either side, side yard along the street is 30 feet, and the rear yard is 25 feet.</p> <p><i>Staff Comment: The setback requirements for the proposed lots would be verified at the time of building permit review. The proposed lots appear to contain adequate area to provide all the required setback areas. Staff recommends, as a condition of approval, that a demolition permit be obtained and all required inspections be completed for the removal of the existing single family residence and accessory structures prior to Final Plat recording, as these structures would not comply with setbacks if permitted to remain on the site.</i></p>			
✓	<p>Building Standards: The R-4 zone has a maximum building coverage of 35%, a maximum impervious surface coverage of 50%, and a maximum building height of 3 stories with a wall plate height of 32 feet.</p> <p><i>Staff Comment: Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>			
Compliant if condition of approval is met	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are</p>			

	<p>required in the front yard subject to approval of the Administrator. A minimum of two (2) trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment: The applicant has submitted a preliminary landscape plan (Exhibit 5). The proposed landscape plan includes an 8-foot wide planting strip between the sidewalk and curb along Road A, an 8-foot wide planting strip between the sidewalk and curb along 154th Ave SE, and an 8-foot wide planting strip between the sidewalk and curb along 156th Ave SE. In addition, 10 feet of on-site landscaping along all street frontages and 15 feet of landscaping around the perimeter of the Storm pond is required. The conceptual landscape plan does not fully comply with the City's landscape regulations. For example, the east side of the storm tract does not have the required 15 foot landscaping buffer and details of buffer landscaping and on-site landscaping were not provide. Therefore, staff recommends as a condition of approval that a final detailed landscape plan shall be submitted compliant with RMC 4-8-120 and RMC 4-4-070 and approved by the Current Planning Project Manager prior to issuance of the construction permits.</i></p> <p><i>The landscaping plan proposes 47 new deciduous street trees including Aristocrat Flowering Pear and Red Barron Crab apple. In addition to the deciduous trees, the applicant is proposing to plant 9 small Alpine Fir trees. As proposed the Storm Tract perimeter landscaping would be required to be maintained by the subdivision. As such, staff recommends as a condition of approval, the applicant shall create a Home Owners Association ("HOA") that maintains all landscaping in the Storm Tract and any and all other common improvements. A draft of the HOA documents shall be submitted to, and approved by, the City of Renton Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations that require the retention of 30 percent (30%) of trees in a residential development (RMC 4-4-130).</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p>

	<p><i>Staff Comment: The property is covered primarily with actively grazed pasture consisting of a mix of blackberry, colonial bentgrass, velvet grass tall fescue, creeping buttercup, common Tansy, purple dead-nettle, English plantain, white clover, and small patches of Himalayan blackberry. Several larger trees are located around project site, including bigleaf maple, Lombardy poplar, Western red cedar, Leyland cypress, and various fruit trees (Exhibit 5 and 14). The Arborist Report identified 35 significant trees on the parcel proposed to be developed (Exhibit 14). Seven (7) of the 35 trees were classified as poor or dangerous and twelve (12) trees were located within the proposed road network. The net number of significant trees for this development was determined to be 16 trees. The average size of the trunk at diameter at breast height (DBH) for the 16 viable trees is 18 inches (18") with the largest tree, a Bigleaf maple at 60" DBH, located on the northwest corner of the site. The minimum tree retention requirement is thirty percent (30%) in the R-4 zone. Therefore, the applicant must retain at least five (5) trees. After street and critical area deductions, the applicant is proposing to retain nine (9) of the potential 16 healthy trees. All retained trees (i.e., protected trees) would be required to be protected during construction pursuant to RMC 4-4-130.</i></p> <p><i>The applicant is proposing to replant the subdivision with 47 new trees including 28 Aristocrat Flowering Pear, 11 Japanese Maple, 9 Alpine Fir, 6 Red Barron Crab Apple, and 2 Western Red Cedar. Where there is insufficient ROW space or no public frontage, street trees are required in the front yard(s). Aristocrat Flowering Pear often has problematic qualities related to whole tree failure (Exhibit 18). The use of species such Skyline Honeylocust, Blue Ash, or Sugar Maple would provide a larger tree canopy and increase the likelihood of survival during harsh weather.</i></p> <p><i>According to the preliminary landscape plan submitted by the applicant, no lots in the plat would be in compliance with the minimum tree density requirement. The applicant should add additional trees to each lot in order to meet the minimum tree density requirement. The minimum tree density would be verified at the time of the final detailed landscape plan.</i></p>
✓	<p>Parking: Parking regulations require that a minimum of two (2) parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><i>Staff Comment: Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two (2) vehicles. This is typically achieved by providing a two (2) car garage for each single family home. In addition, the new residential access street (Road A) will provide one (1) 6-foot parking lane. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</i></p>

- 18. Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-4 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

<p>Compliance not yet demonstrated</p>	<p>Garages: If an attached garage is wider than twenty six feet (26'), at least one garage door shall be recessed a minimum of four feet (4') from the other garage door. Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. The front porch projects in front of the garage a minimum of five feet (5'), and is a minimum of twelve feet (12') wide, or 2. The roof extends a minimum of five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. The garage is alley accessed, or 4. The garage entry does not face a public and/or private street or an access easement, or 5. The garage width represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. The garage is detached, or 7. The garage doors contain a minimum of thirty percent (30%) glazing, architectural detailing (e.g. trim and hardware), and are recessed from the front facade a minimum of five feet (5'), and from the front porch a minimum of seven feet (7'). <p>The portion of the garage wider than twenty-six feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Building plans, which would be used to determine visual impact of garages, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
<p>Compliance not yet demonstrated</p>	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate design of entrances, have not been submitted. Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Facade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade. <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate facade modulation, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
<p>Compliance not yet demonstrated</p>	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p>

	<u>Staff Comment:</u> Building designs, which would be used to evaluate design of windows and doors, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).
Compliance not yet demonstrated	<p>Scale, Bulk, and Character: A variety of elevations and models that demonstrate a variety of floor plans, home sizes, and character shall be used.</p> <p>Additionally, both of the following are required:</p> <ol style="list-style-type: none"> 1. A minimum of three (3) differing home models for each ten (10) contiguous abutting homes, and 2. Abutting houses must have differing architectural elevations. <p><u>Staff Comment:</u> Building designs, which would be used to evaluate scale, bulk and character, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</p>
Compliance not yet demonstrated	<p>Roofs: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> Building designs, which would be used to evaluate design of roofs, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> Building designs, which would be used to evaluate design of eaves, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> Building designs, which would be used to evaluate architectural detailing, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or

	<p>2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty-four inches (24").</p> <p><i>Staff Comment: Building designs, which would be used to evaluate materials and color, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
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- 19. Compliance with Subdivision Regulations:** Chapter 4-7 RMC provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><i>Staff Comment: Each lot would have access to a public street. Road A is a Residential Access Road that would run east/west and connect 156th Ave SE to 154th Ave SE. All proposed lots in the plat would use new Road A for access.</i></p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><i>Staff Comment: Depth of property limits this requirement.</i></p>
✓	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-4 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><i>Staff Comment: The lots are generally rectangular in shape with minimal variations in size. The lots are designed to maximize the buildable area while providing enough space for a variety of interior landscaping elements. All lots are oriented to Road A. The building design of the new residences would be reviewed and approved at the time of building permit application.</i></p>
Compliance if modification approved	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><i>Staff Comment: Primary access to the site would be provided via a new proposed Residential Access Road from on 156th Ave SE, as shown in the preliminary site plan (Exhibit 2). The preliminary road profiles and road sections (Exhibits 9 & 10) propose existing and proposed grading and road improvements within three roads; 156th Ave SE, 154 Ave SE, and Road A.</i></p> <p><i>156th Ave SE is classified as a Minor Arterial Road and the existing ROW width is approximately 60 feet. To meet the City's complete street standards, RMC 4-6-060, a minimum ROW width of 91 feet for Minor Arterial Road is required. In addition to the</i></p>

travel lanes a Minor Arterial ROW requires 0.5-foot wide curbs, 8-foot wide landscaped planters, 8-foot wide sidewalks, and 5-foot wide bike lanes. In order to build this street a dedication of 15.5 feet of ROW would be required along the project side of 156th Ave SE. The City of Renton's Transportation Department's plan for 156th Ave SE consist of a cross section with 44-foot paved width, 0.5-foot wide curbs, 8-foot wide planters, 5-foot wide sidewalks. This can be achieved in a total right of way width of 71 feet. In order to build this street section, approximately 5.5 feet of ROW would be required to be dedicated to the City along the project side of 156th Ave SE. The applicant has submitted a request for a street modification to reduce the width of the ROW dedication from 15.5 to 5.5 feet, see FOF 21.

154th Ave SE, located along the west property line, is classified as a Residential Access Road with approximately 60 feet of ROW. To meet the City's complete street standards for residential access roads, the minimum ROW width would be 53 feet, requiring no ROW dedication. As no existing paved roadway exists for 154th Ave SE, a 20-foot paved half-roadway section is required along the project side of 154th Ave SE with a new curb line set 13 feet east of the center of the ROW. Frontage improvements shall include a 0.5-foot wide curb, 8-foot wide planter, and 5-foot wide sidewalk along the project side of the roadway.

The applicant has proposed a new Residential Access Road through the subdivision (Road A). The applicant is proposing a cross-section that includes a ROW width of 53 feet with 26 feet of pavement, 8-foot wide landscaped planters, 5-foot wide sidewalks, and 0.5-foot wide curbs. The roadway would provide two (2) 10-foot travel lanes and one (1) 6-foot parking lane.

Multiple owners of properties adjacent to or near the project site have submitted comments to staff expressing concerns about the potential traffic impacts (Exhibit 19). 154th Ave SE is no longer maintained by King County and residents are concerned that traffic would attempt to use the road as a shortcut, thereby increasing the maintenance burden for the existing residents that maintain the road on their own. As depicted on the Plat Plan (Exhibit 2), the proposed improvements on 154th Ave SE would end at the boundary between the City of Renton and incorporated King County near the southwest corner of the project site. An area of existing grass and concrete driveway lies between the un-maintained gravel section of 154th St Ave SE and the proposed new improvements on the project site. As part of the construction permit review process, staff will evaluate the appropriateness of installing a Type 3 traffic barricade at the southern terminus of the section of 154th Ave SE located on the project site, in order to prevent traffic from driving over the landscaped area between the gravel section in King County and the future paved section on the project site.

Gibson Traffic Consultants has calculated that the project would generate a total of 10 new vehicle trips per hour in the AM peak period and 13 new vehicle trips per hour in the PM peak period (Exhibit 13). The City does not require Traffic Impact Analyses for developments if both new AM and PM peak period vehicle trips are less than 20. Adequate sight distance would be provided at the intersection of the proposed new street and 156th Ave SE and the intersection of the proposed new street and 154th Ave SE.

It is also anticipated that the proposed project would result in impacts to the City's street system. In order to mitigate transportation impacts, the applicant would be required to meet code-required frontage improvements, City of Renton's transportation concurrency requirements (Exhibit 26) based upon a test of the citywide Transportation Plan and pay appropriate Transportation Impact Fees. Currently, this

	<p><i>fee is assessed at \$5,430.85 per net new single family home. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.</i></p> <p><i>Street lighting is required per RMC 4-6-060I. In general, pedestrian lighting for sidewalks and pathways shall be installed between intersections along streets and at intersection corners for residential streets. Arterial lights would also be required on 156th Ave SE. A lighting plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.</i></p> <p><i>It is not anticipated that the proposed project would adversely impact the City of Renton's street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements (Exhibit 18). The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City. In addition, a final detailed road plan and landscape plan must be submitted and approved prior to issuance of a construction permits.</i></p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The subject site is bordered by single-family homes around all sides of the property. The properties surrounding the subject site are residential low density and are designated R-4 on the City's zoning map (north and east) or R-6 on King County's zoning map (south and west). The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development.</i></p>

20. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: A variance request was submitted to the Renton Fire Authority in order to allow for the sprinkling of all proposed residential structures in lieu of providing a full 90 foot diameter cul-de-sac turnaround, as required for dead end streets exceeding 300 feet (RMC 4-6-060.H). The Renton Fire Authority approved the variance on April 3, 2017 (Exhibit 17). As such, the proposed new Road A would end at the point it intersects with 154th Ave SE with no temporary cul-de-sac turn around.</p> <p>Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$718.56 per single family unit. Credit would be granted for the one (1) existing home to be removed. This fee is paid at time of building permit issuance (<i>Exhibit 18</i>).</p>
✓	<p>Schools: It is anticipated that the Renton School District <u>can accommodate</u> any additional students generated by this proposal at the following schools: McKnight Middle School and Hazen High School. The elementary school students in the area typically attend, Maplewood Heights, is currently at capacity. The school district intends to use dispersion of students in order to accommodate new development in the area. In addition, the opening of the Sartori Elementary School in the fall of 2018 may open up additional spots at Maplewood Heights Elementary School (Exhibit 29). Any new students from the proposed development would be bussed to their schools. The stop is located directly across the street from the proposed development at the corner of 156th Ave SE and SE 5th Pl. Students would cross 156th Ave SE via the existing crosswalk if the bus is travelling</p>

	<p>north, and would be able enter or exit the bus directly in front of the development if the bus is travelling south. Students would have safe walking conditions to or from the bus stop regardless of the direction of travel.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,543.85 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is assessed at \$2,740.07 per single family residence. The fee is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: The applicant submitted a Preliminary Technical Information Report (TIR), prepared by CPH Consultants (dated February 6, 2016; Exhibit 12). According to the TIR, the project is required to provide Basic Water Quality treatment in addition to Level 3 Flow Control per current City of Renton surface water standards, including recent adoption of the 2017 Renton Surface Water Design Manual (RSWDM). Water quality storm volumes are proposed to be treated with a combined detention and water quality pond in the southwest corner of the site. A series of onsite catch-basin inlets and underground pipes would collect and convey surface water runoff westerly within proposed road right-of-way for the majority of the developed site to the combined detention and water quality pond for flow control. Release rates would be controlled by a control riser and discharged to an existing ditch located southwest of the site, on the east of 154th Ave SE ROW. A portion of the runoff along 154th Ave SE and 156th Ave SE will be bypassed due to the existing topography and grade of the roads. To offset the detained and untreated area, the site would be treating runoff from a portion of previously untreated pavement along 156th Ave SE.</i></p> <p><i>The project is subject to the on-site BMP requirements found in Core Requirement #9. According to the TIR, neither full dispersion nor full infiltration are feasible due to poor soil characteristics and insufficient flow paths. In addition, secondary and tertiary-level BMPs such as rain gardens, bioretention, permeable pavement, and basic dispersion were evaluated and deemed infeasible to the poor soil infiltration characteristics and the expectation of perched ground water on the site. However, according to City Staff, basic dispersion may be a viable BMP for some lots. Feasibility of on-site BMPs would be evaluated at the time of building permit review. The applicant has proposed Level 3 Flow control pursuant to the RSWDM that would result in the site run off matching the 100 year flood peak flows.</i></p> <p><i>The stormwater pond and pond access should be provided as per the City Amendments. The final plans and drainage report, based on the requirements mentioned in the City of Renton Amendments to the 2017 RSWDM, are required to be submitted with the utility construction permit.</i></p> <p><i>A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is also required for this site.</i></p>
✓	<p>Water: A water availability certificate from King County Water District 90 was provided at the time of application submittal (Exhibit 28). The approved water plans from SCWSD should be provided to the City at the utility construction permit stage. Any new hydrants shall be installed per Renton's fire department standards to provide the required</p>

	coverage of all lots. An approved water plan from King County Water District 90 should be provided to the City at the utility construction permit stage.
✓	Sanitary Sewer: The proposed sewer layout is appropriately designed to serve the development and conforms to all requirements in City code. The on-site septic system serving the existing home should be abandoned in accordance with King County Department of Health regulations and Renton Municipal Code.

21. Modification Analysis: Pursuant to RMC 4-9-250D the applicant is requesting an Administrative Modification from RMC 4-6-060F.2 “Minimum Design Standards Table for Public Streets and Alleys” to utilize a modified minor arterial street standard, thereby allowing for a smaller ROW dedication. Whenever there is a practical difficulty involved in carrying out the provisions of this Title IV, the applicant may request a modification of the standards, provided the Criteria for modification identified in RMC 4-9-250D.2 is satisfied. The proposal is in compliance with the modification criteria; therefore, staff is recommending approval of the requested modification, per the following:

Compliance	Street Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The Comprehensive Plan Land Use Element has applicable policies listed under a separate section labeled Promoting a Safe, Healthy, and Attractive Community. These policies address walkable neighborhoods, safety and shared uses. The intent of the policies are to promote new development with walkable places that support grid and flexible street and pathway patterns, and are visually attractive, safe, and healthy environments. The requested street modification is consistent with these policy guidelines.</i></p>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><i>Staff Comment: The City’s Public Works Transportation Section and Economic Development Division have reviewed the 156th Avenue SE corridor and the surrounding area and have determined that a modified minor arterial street section is suitable for the section of 156th Avenue SE adjacent to the site. The roadway section in front of the proposed development is directly adjacent to existing single family residences. Staff determined that insufficient space exists between the ROW and existing homes to expand the roadway section to meet the minor arterial street standards. The modified street section would meet the objectives of safety, function and appearance as intended by the code and sound engineering judgment.</i></p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><i>Staff Comment: There are no identified adverse impacts to other properties from a modification of the minor arterial street standards.</i></p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><i>Staff Comment: See comments under criterion ‘b’.</i></p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p>

	<i>Staff Comment: See comments under criterion 'b'.</i>
✓	f. Will not create adverse impacts to other property(ies) in the vicinity. <i>Staff Comment: See comments under criterion 'c'.</i>

I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (RLD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 16.
2. The subject site is located in the Residential – 4 (R-4) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 17.
3. The proposed plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 18.
4. There are no critical areas located on the project site, see FOF 19.
5. The proposed plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 20.
6. The proposed plat complies with the street standards as established by City Code for Road A and 154th St, provided the project complies with all advisory notes and conditions of approval, see FOF 20.
7. The analysis of the proposed street modification for 156th St was evaluated per the street modification comply with all six modification criteria if all conditions of approval are met, see FOF 22.
8. There are safe walking routes to the schools and/or the school bus stops, see FOF 21.
9. There are adequate public services and facilities to accommodate the proposed plat, see FOF 21.

J. RECOMMENDATION:

Staff recommends approval of the MeadowVue Preliminary Plat, File No. LUA17-000106, as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated April 14, 2017.
2. The applicant shall obtain a demolition permit and complete all required inspections for the removal of the existing single family residence and accessory structures prior to Final Plat recording.
3. The applicant shall provide a minimum of ten feet (10') of on-site landscaping along all public street frontages. A final detailed landscape plan consistent with RMC 4-8-120 shall be submitted to and approved by the Current Planning Project Manager prior to issuance of a construction permit.
4. The applicant shall provide a fifteen foot (15') landscaped area around the entire detention pond in the Storm Tract. A final detailed landscape plan consistent with RMC 4-8-120 shall be submitted to and approved by the City of Renton Project Manager prior to issuance of a construction permit.
5. The applicant shall comply with the minimum tree density requirements on all lots. A final detailed landscape plan shall be submitted identifying compliance with tree density requirements for review and approval by the City of Renton Project Manager prior to issuance of a construction permit.
6. A street lighting plan shall be submitted at the time of construction permit review for review and approval by the City's Plan Reviewer prior to issuance of a construction permit.

7. The applicant shall ensure the installation of sprinkler systems in all future homes on the plat, as conditioned in the variance granted by the Renton Fire Authority on April 3, 2017, and shall record this condition on the face of the final plat.
8. The applicant shall create a Home Owners Association ("HOA") that maintains all improvements and landscaping in the Storm Tract and any and all other common improvements. A draft of the HOA documents shall be submitted to, and approved by, the Current Planning Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.